

36-38 Sheep Street, Bicester, OX26 6LG

Two Retail Buildings "For Sale" – One Unit Let One Unit Vacant

Totalling 4,774 sq ft



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Sq Ft	Sq M	Purchase Price	Current Rental Income	Building Insurance PA	Rateable Value PA	EPC
Unit 36 – 3,962 Unit 38 - 812	443.52	Offers in Excess of £450,000	36 - £30,000 est pax 38 - £20,000 pax	£TBA	36 - £52,000 38 - £22,250	D – 81/98

Investment Summary

- Centrally located within Bicester Town Centre
- 4,774 sq ft in total
- No 38 Let to H Osselli Esq - rent £20,000 pax from September 2020 Full repairing lease expiring 28th September 2027
- No 36 currently vacant with a potential income of £30,000 pax
- Development potential of upper floors subject to the usual consents
- Planning and Listed Building consent previously obtained for 2x two-bedroom apartments
- Long Leasehold Available/ Indemnity Insurance Available

Location

Bicester is located close to Oxford via the A34/A41 trunk road and the M40 London to Birmingham motorway via Junction 9 (2 miles) and Junction 10 (4 miles). The town is served by rail services to London Marylebone, Birmingham and Oxford. The town is subject to significant development and expansion with a current population of 32,000, which is set to rise to 50,000 by 2031.

The Grade II listed property is located within the pedestrianised and conservation area of Bicester town centre and is notably situated close to Pioneer Square, Bicester's 300,000 sq ft retailing development and 6 screen Vue Cinema. Surrounding occupiers include Sainsbury's, Costa Coffee, B&M, Specsavers, The Works, Superdrug, Nando's and many independent retailers.

Description

The premises comprises 38 Sheep Street a self-contained ground floor property which is currently let to H Osselli Esq and trading as a barber shop and 36 Sheep Street, a self-contained three storey Class E retailing unit providing a large and open plan sales area with upper floor storage with loading access and one parking space.

Planning

Details below are of a planning application and listed building consent which was permitted for the residential conversion of the upper floors to two dwellings. The consents have lapsed but the attached links include plans and relevant documentation on the buildings required for the planning permission.

Ref	Decision Date	Proposal	Link
20/03484/F	08 Apr 2021	Proposed conversion of first and second floor accommodation to form 2 No dwellings. New external staircase and access to rear building at first floor	Link
20/03485/LB	08 Apr 2021	Proposed conversion of first and second floor accommodation to form 2 No dwellings. New external staircase and access to rear building at first floor;	Link



Accommodation

(Measured in accordance with the RICS Code of Measuring Practice).

Unit	Floor	Use	Sq Ft	Sq M
36	Ground	Retail A	547	50.78
		Retail B	527	48.96
		Retail C	465	43.21
		Ancillary	258	23.97
	First	Storage	1,351	125.51
	Second	Storage	814	75.62
Total			3,962	368.05

Unit	Floor	Use	Sq Ft	Sq M
38	Ground	Retail A	261	24.2
		Retail B	317	29.4
		Retail C	27	2.5
		Storage	188	17.47
		Kitchen	21	1.9
Total			812	75.47

Lease Information

38 Sheep Street is entirely let to H Osseilli Esq on a term of ten years from 29 September 2017 until 28 September 2027 with the current rent of £20,000 per annum. Full lease details are available from White Commercial.

36 Sheep Street will be vacant.

Terms & VAT

The property is available with offers invited in the region of £450,000. We are advised that VAT will not be payable in addition.

Tenure – Long Leasehold Interest/Freehold Interest

The property is stated to be held for a term of 500 years created by a Lease dated “on or about” the 20th March 1579 made between Queen Elizabeth 1 and the Earl of Derby at a peppercorn rent.

The Land Registry entry states that “Neither the original instrument creating the term, nor a certified copy, or examined abstract thereof, was produced on first registration”. As a result, we have not been able to identify any unusual or onerous covenants running with the land. We are informed that the current Long leaseholders have put in place a Defective Title Indemnity Policy having a Maximum Liability of £1,090,000. (Full details are available from White Commercial).

Service Charge

There is currently no service charge payable.

Services

We understand that all main services are provided to the property, excluding gas. None of these services have however been tested by the agents.

Business Rates

The Rateable Value for 36 Sheep Street is to be appealed. Further information and an estimate is available from White Commercial.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

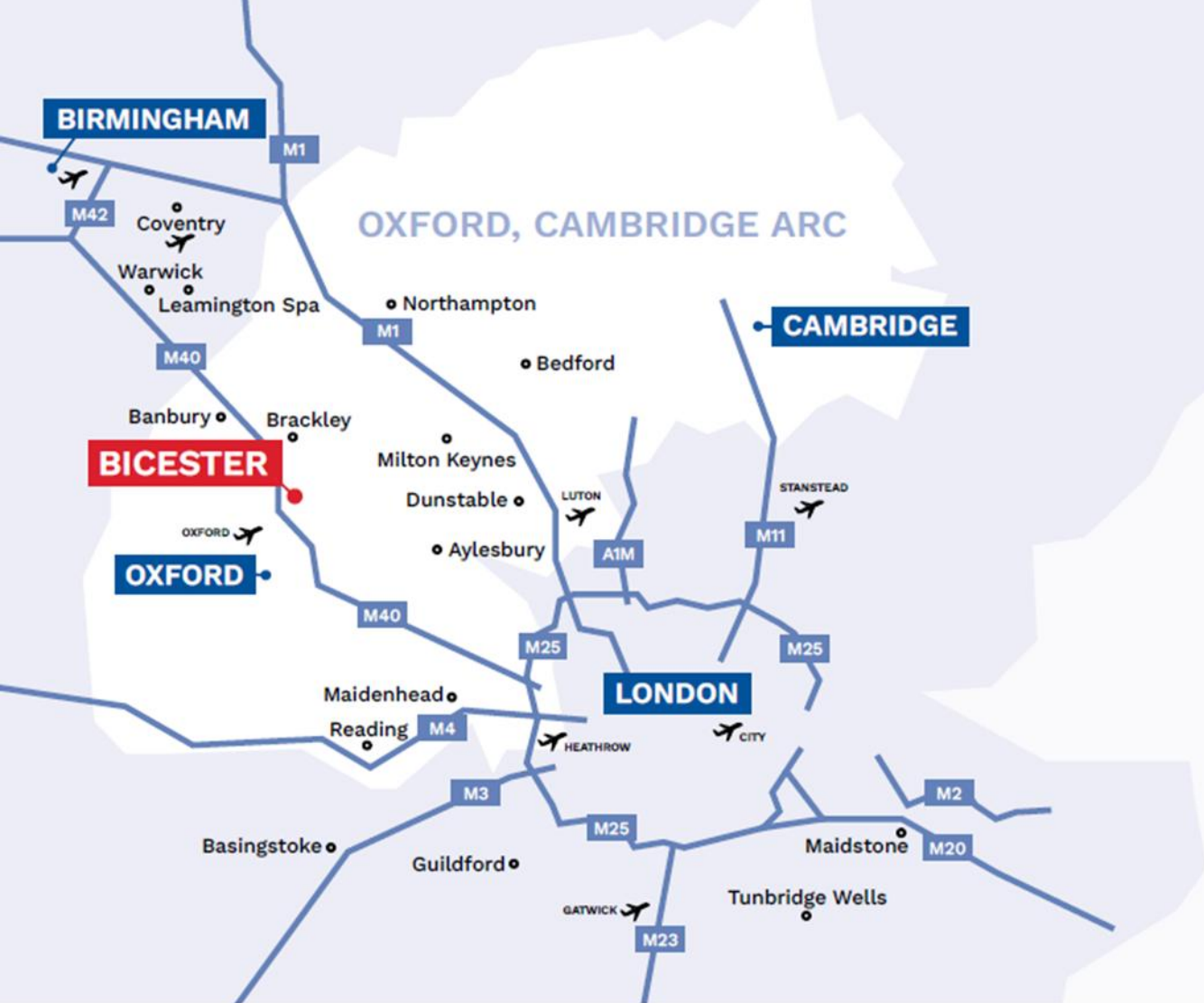


Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. April 2026.



BICESTER

Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

